



SUBDIVISION REPORT - FINAL PLAT

▶ **FILE #:** 11-SA-22-F **AGENDA ITEM #:** 36
AGENDA DATE: 11/10/2022

▶ **SUBDIVISION:** FINAL PLAT OF THE RESUBDIVISION OF LOT 5 OF THE RAY LESTER PROPERTY

▶ **APPLICANT/DEVELOPER:** RICHARD LEMAY, / LEMAY & ASSOC.

OWNER(S): Darrell Acuff

TAX IDENTIFICATION: 31 07905 (PART OF) [View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 7800 Christopher Ln.

▶ **LOCATION:** **Western terminus of Christopher Lane, a private right-of-way off of Bud Hawkins Rd**

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Rural Area

▶ **APPROXIMATE ACREAGE:** 6.91 acres

▶ **NUMBER OF LOTS:** 2

▶ **ZONING:** A (Agricultural)

SURVEYOR/ENGINEER: Richard LeMay LeMay & Associates

▶ **VARIANCES REQUIRED:** 1) Allow the remainder of the property being divided that is under separate ownership to not be included on the plat.

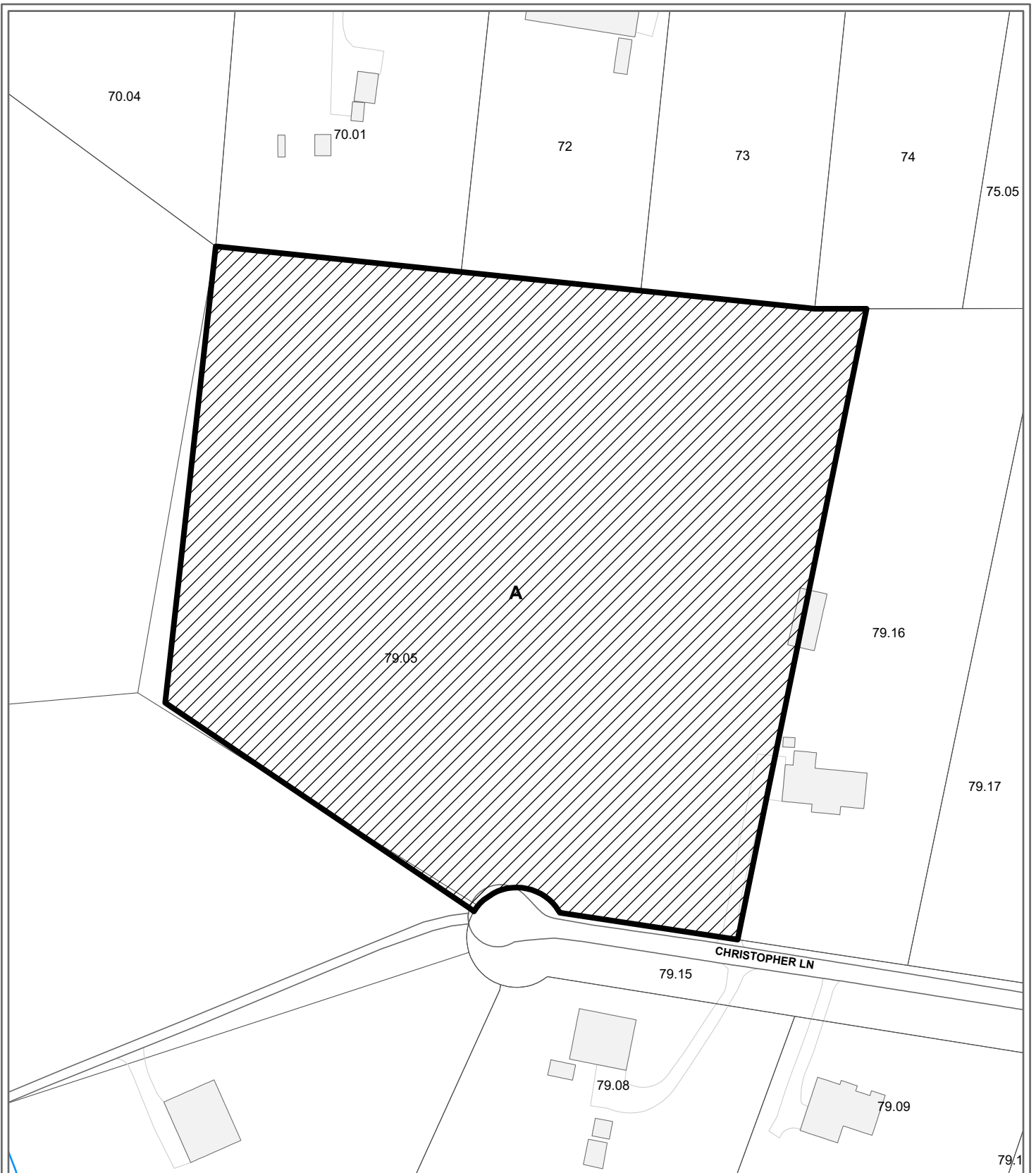
STAFF RECOMMENDATION:

▶ 1) Approve the variance to allow the remainder of the property being divided that is under separate ownership to not be included on the plat since it requires soil samples and the applicant is not the owner of the property to be sampled.

COMMENTS:

- 1) The purpose of this plat is to create a smaller lot on a property that was previously platted in the 1980's. Surrounding properties have since been divided by deed and are now under separate ownership.
- 2) Including the surrounding properties on the plat would bring the platted property into alignment with property ownership. However, those properties are on septic, and the Knox County Health Department requires soil sampling to plat the property. Since the applicant does not own those properties, he does not wish to pay for soil samples on those properties.
- 3) Planning supports this variance as the plat is in compliance with Subdivision Regulations and because the applicant does not have authority over the surrounding properties.

Knoxville-Knox County Planning Commission's approval or denial of this request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court appeal hearing will depend on when the appeal application is filed.



**11-SA-22-F
FINAL SUBDIVISION PLAT**

Petitioner: LeMay, / LeMay & Assoc.,
Richard



Final plat of the Resubdivision of Lot 5 of the Ray Lester
Property

Map No: 31
Jurisdiction: County

Original Print Date: 10/11/2022 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902



VARIANCES/ALTERNATIVE DESIGN STANDARDS REQUESTED



1. Omit adjacent property from submitted plat.

Justify request by indicating hardship: _____

Adjacent property is owned by multiple owners with existing homes. Applicant has no

2. control over adjacent property.

Justify request by indicating hardship: _____

3. _____

Justify request by indicating hardship: _____

4. _____

Justify request by indicating hardship: _____

5. _____

Justify request by indicating hardship: _____

6. _____

Justify request by indicating hardship: _____

7. _____

Justify request by indicating hardship: _____

I certify that any and all requests needed to meet regulations are requested above, or are attached. I understand and agree that no additional variances can be acted upon by the legislative body upon appeal and none will be requested.

DE Selmay (agent)
Signature

5 Oct 2022
Date

Certificate of Ownership and General Dedication.

(I, We), the undersigned owner(s) of the property shown herein, hereby adopt this as (my, our) plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that (I am, we are) the owner(s) in fee simple of the property, and as property owner(s) have an unrestricted right to dedicate right-of-way and/or grant easement as shown on this plat.

Owner(s) Printed Name: DARRELL ACUFF

Signature(s): _____

Date: _____

Certification of Final Plat – All Indicated Markers, Monuments and Benchmarks Set.

I hereby certify that I am a registered land surveyor licensed to practice surveying under the laws of the State of Tennessee. I further certify that this plat and accompanying drawings, documents, and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville/Knox County Subdivision Regulations except as has been itemized, described and justified in a report filed with the Planning Commission, or for variances and waivers which have been approved as identified on the final plat. The indicated permanent reference markers and monuments, benchmarks and property monuments were in place on the _____ day of _____, 20____.

Registered Land Surveyor _____

Tennessee License No. _____

Date: _____

Certification of Category and Accuracy of Survey

Survey accuracy shall meet the requirements of the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors – Standards of Practice. I hereby certify that this is a Category _____ survey and the ratio of precision of the unadjusted survey is not less than 1:____ as shown hereon and that said survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors – Standards of Practice.

Registered Land Surveyor _____

Tennessee License No. _____

Date: _____

Zoning

Zoning district(s) in which the land being subdivided is located shall be indicated as shown on the zoning map by the Planning Commission as follows:

Zoning Shown on Official Map _____

By: _____

Addressing Department Certification

I, the undersigned, hereby certify that the subdivision name and all street names conform to the Knoxville/Knox County Street Naming and Addressing Ordinance, the Administrative Rules of the Planning Commission, and these regulations.

Signed: _____

Date: _____

Taxes and Assessments. Certification that taxes and assessments have been paid shall be as follows:

This is to certify that all property taxes and assessments due on this property have been paid. Knox County Trustee: Signed: _____ Date: _____

Certification of Approval of Public Sanitary Sewer System - Minor Subdivisions

This is to certify that the subdivision shown hereon is approved subject to the installation of public sanitary sewers and treatment facilities, and that such installation shall be in accordance with State and local regulations. It is the responsibility of the property owner to verify with the Utility Provider the availability of sanitary sewers in the vicinity of the lot(s) and to pay for the installation of the required connections.

Utility Provider _____

Authorized Signature for Utility Date _____

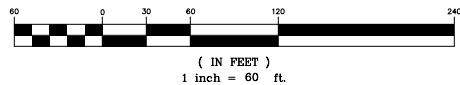
SITE NOTES

- CORNER MONUMENTS AS SHOWN HEREON
- VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION
- THE REQUIRED UTILITY AND DRAINAGE EASEMENT SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY (INCLUDING JOINT PERMANENT EASEMENTS). EASEMENTS OF FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND THE INSIDE OF ALL OTHER EXTERIOR LOT LINES.
- DEED REFERENCE: 20100506 0069815, PLAT REFERENCE 110L-1
- PROPERTY SHOWN ON MAP 031 PART OF PARCEL 07905
- PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS AND RESTRICTIONS OF RECORD
- TOTAL LOTS: 2
- TOTAL AREA: .891 ACRES
- PROPERTY ZONED: A
- NO CERTIFICATION IS MADE REGARDING ZONING CONFORMANCE.
- SURVEYED PROPERTY IS SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS, RIGHT-OF-WAYS, & RESTRICTIONS OF RECORD OR CLAIMS OF EASEMENTS OR RIGHT-OF-WAYS, NOT SHOWN BY PUBLIC RECORDS.

*The private right-of-way is not a public street and will not be maintained by the City of Knoxville or Knox County. The private right-of-way shall also function as a utility easement

ZONE: A
SETBACKS PER ZONING

*Variance request to omit remainder of platted property under separate ownership from this plat.



Engineering Director _____

The Knox County Department of Engineering and Public Works hereby approves this plat on this the _____ day of _____, 20____.

Signature(s): _____

Date: _____

Signature(s): _____

Date: _____

Signature(s): _____

Date: _____

Signature(s): _____

Date: _____

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Signature(s): _____

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Signature(s): _____

Date: _____

Signature(s): _____

Date: _____

Planning Commission Certification of Approval for Recording – Final Plat

This is to certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of Knoxville and Knox County and with existing official plans, with the exception of any variances and waivers noted on this plat and in the minutes of the Knoxville-Knox County Planning Commission, on this the _____ day of _____, 20____, and that the record plat is hereby approved for recording in the office of the Knox County Register of Deeds. Pursuant to Section 13-3-405 of Tennessee Code, Annotated, the approval of this plat by the Planning Commission shall not be deemed to constitute or effect an acceptance by the City of Knoxville or Knox County of the dedication of any street or other ground upon the plat.

Signed: _____ Date: _____

Certification of Approval of Public Water System - Minor Subdivisions

This is to certify that the subdivision shown hereon is approved subject to the installation of a public water system, and that such installation shall be in accordance with State and local regulations. It is the responsibility of the property owner to verify with the Utility Provider the availability of water system in the vicinity of the lot(s) and to pay for the installation of the required connections.

Utility Provider _____

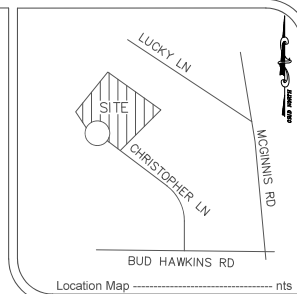
Authorized Signature for Utility Date _____

CURVE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	50.00'	N 56°34'38" W	58.01'	61.89'
C2	50.00'	S 60°53'53" W	45.50'	47.24'

Knox County Property Assessor

Signature: _____

Date: _____



Location Map _____ nts

LEGEND

- IP(O) IRON PIN (OLD)
- IP(S) IRON PIN (GET)
- PP UTILITY POLE



I hereby certify that the survey shown hereon is a category 1 survey and that the ratio of precision of the unadjusted survey is not less than 1:10,000 as shown hereon. No title opinion was furnished to this surveyor and easements shown and or not apparent in the field may or may not be discovered by a title search by a title attorney.

Surveyor
Tenn. Reg. No. 769

OWNER:

DARRELL & NANCY C. ACUFF
7800 CHRISTOPHER LANE
CORYTON, TENNESSEE 37731
(865) 660-4747

PLANNING # 11-SA-22-F

FINAL PLAT RESUBDIVISION LOT 5

RAY LESTER PROPERTY

Scale: 1"= 60'	Approved by: REL	Drawn by: REL-jr
DATE: 04-09-2022	LATEST REVISION: 10-5-2022	
DISTRICT 8 * KNOX COUNTY * TENNESSEE		
PART OF PARCEL ID: 031 07905	DRAWING NO: 6150	

**LeMAY AND ASSOCIATES
CONSULTING ENGINEERS**

PH: (865) 671-0183
FAX: (865) 671-0213
10816 KINGSTON PIKE
KNOXVILLE, TENNESSEE 37934



Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - Sector Plan
 - One Year Plan
- Rezoning

Richard LeMay, / LeMay & Assoc.

Applicant Name

Affiliation

9/27/2022

11/10/2022

11-SA-22-F

Date Filed

Meeting Date (if applicable)

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

Richard LeMay LeMay & Associates

Name / Company

10816 Kingston Pike Knoxville TN 37934

Address

865-671-0183 / rlemay@lemayassociates.com

Phone / Email

CURRENT PROPERTY INFO

Darrell Acuff

7800 Christopher Ln Knoxville TN

Owner Name (if different)

Owner Address

Owner Phone / Email

7800 Christopher Ln.

Property Address

31 07905 (part of)

6.91 acres

Parcel ID

Part of Parcel (Y/N)?

Tract Size

Knoxville Utilities Board

Knoxville Utilities Board

Yes

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

Western terminus of Christopher Lane, a private right-of-way off of Bud Hawkins Rd

General Location

City **Commission District 8 A (Agricultural)**

County District

Zoning District

Existing Land Use

Northeast County

Rural Area

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) _____	

SUBDIVISION REQUEST

Final plat of the Resubdivision of Lot 5 of the Ray Lester Property	Related Rezoning File Number
Proposed Subdivision Name	
Unit / Phase Number <input checked="" type="checkbox"/> Split Parcels	2 Total Number of Lots Created
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input type="checkbox"/> Zoning Change	Proposed Zoning	Pending Plat File Number
<input type="checkbox"/> Plan Amendment		
Proposed Plan Designation(s) _____		
Proposed Density (units/acre) Previous Zoning Requests _____		
Additional Information _____		

STAFF USE ONLY

PLAT TYPE

Staff Review Planning Commission

ATTACHMENTS

Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

- COA Checklist (Hillside Protection)
- Design Plan Certification (Final Plat)
- Site Plan (Development Request)
- Traffic Impact Study
- Use on Review / Special Use (Concept Plan)

Fee 1	Total
\$550.00	
Fee 2	
Fee 3	

AUTHORIZATION

Applicant Signature: **Richard LeMay, / LeMay & Assoc.** Date: **9/27/2022**
Please Print

Phone / Email _____
Property Owner Signature: **Darrell Acuff** Date: **9/27/2022**
Please Print

I declare under penalty of perjury the foregoing (i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent) is true and correct.



Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP
 - OYP
- Rezoning

DARRELL ACUFF

Applicant Name		Affiliation
4/18/22	N/A 11/10/2022	File Number(s) 4-X-22 11-SA-22-F
Date Filed	Meeting Date (if applicable)	

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

Applicant
 Property Owner
 Option Holder
 Project Surveyor
 Engineer
 Architect/Landscape Architect

Richard LeMay		LeMay & Associates	
Name		Company	
10816 Kingston Pike	Knoxville	TN	37934
Address	City	State	ZIP
(865) 671-0183	rlemay@lemayassociates.com / rlemay2@lemayassociates.com		
Phone	Email		

CURRENT PROPERTY INFO

7800 CHRISTOPHER LANE CORRYTON TN 37737		(865)660-4747
Property Owner Name (if different)	Property Owner Address	Property Owner Phone
7800 CHRISTOPHER LN	PART OF 031 07905	
Property Address	Parcel ID	
HDPUD	HDPUD	N
Sewer Provider	Water Provider	Septic (Y/N)

STAFF USE ONLY

Located at the terminus of Christopher Ln (pvt-jpe)		6.91 acres
General Location		Tract Size
<input type="checkbox"/> City <input checked="" type="checkbox"/> County	8th District	A Ag/for/vac
	Zoning District	Existing Land Use
Northeast County	AG	Rural Area
Planning Sector	Sector Plan Land Use Classification	Growth Policy Plan Designation

DEVELOPMENT REQUEST

- Development Plan Use on Review / Special Use Hillside Protection COA
 Residential Non-Residential

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Ray Lester Property

Proposed Subdivision Name

Unit / Phase Number

- Combine Parcels Divide Parcel

2
Total Number of Lots Created

Other (specify) _____

Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

Zoning Change

Proposed Zoning

Plan Amendment Change

Proposed Plan Designation(s)

Proposed Density (units/acre)

Previous Rezoning Requests

Other (specify) _____

Pending Plat File Number

STAFF USE ONLY

PLAT TYPE

- Staff Review Planning Commission

ATTACHMENTS

- Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

- Design Plan Certification (*Final Plat*)
 Use on Review / Special Use (*Concept Plan*)
 Traffic Impact Study
 COA Checklist (*Hillside Protection*)

Fee 1		Total
0201	\$200	\$300
Fee 2		
0208	\$100	\$550.00
Fee 3		
0205	\$250.00	
variance request		

AUTHORIZATION

Richard LeMay Jr. Digitally signed by Richard LeMay Jr.
Date: 2022.04.08 16:32:29 -04'00'

DARRELL ACUFF

Applicant Signature

Please Print

Date

Phone Number

Email

swm/4-18-2022

Property Owner Signature

Please Print

Date